



Mike DeWine, Governor  
Jon Husted, Lt. Governor  
Laurie A. Stevenson, Director

**Certified mail**

September 7, 2021

Mr. Robert K. Phillips  
CEO, GrandVista Oil, LLC dba Northern Hills Oil Co.  
510 Anderson Rd.  
Wilmington, Ohio 45177

**Re: Northern Hills Oil Co.  
Closure Plan  
RCRA C - Hazardous Waste  
Hamilton County  
OHD000809962**

**Subject: Closure Plan Approval for Clean Closure: REMOVAL and Decontamination  
Northern Hills Oil Co. OHD000809962**

Dear Mr. Phillips:

On November 3, 2020, your consultant submitted a closure plan for clean closure by removal and decontamination of the Storage Tank and Tank Car areas of the GrandVista Oil LLC dba Northern Hills Oil Company (NHO) facility located at 5513 Vine Street, Cincinnati, Ohio, 45212 (Facility).

The closure plan was submitted in response to The Director's Final Findings and Orders issued to NHO on September 4, 2020 (DFFOs) for closure of hazardous waste management units at the Facility. Ohio EPA announced a public comment period which concluded December 14, 2020. No public comments were received.

Ohio EPA's Division of Environmental Response and Revitalization (DERR) conducted a review of the closure plan and determined that additional information was needed to assure compliance with the DFFOs and the closure performance standard specified in Ohio Administrative Code (OAC) rule 3745-55-11. A Notice of Deficiency (NOD) was issued to NHO on March 29, 2021 that listed the deficiencies that needed to be remedied in the closure plan. NHO submitted a revised closure plan on July 15, 2021.

Based upon review of NHO's revised submittal, I conclude that the closure plan for the Facility, as modified herein, meets the performance standard contained in OAC rule 3745-55-11, and complies with the pertinent parts of OAC rule 3745-55-12.

The revised closure plan submitted to Ohio EPA on July 15, 2021 is hereby approved with the following modification(s):

**1. Page 1: General Description and Page 3, Paragraph 3, of the Decontamination section and the Figures Appendix:**

The second sentence of the section is modified to read: "Aerial view and scale drawings of the Hazardous Waste Management Units (HWMUs), structures, secondary containment, soils outside the secondary containment, and storage tanks and tank cars are presented in the Figures Appendix."

**2. Page 1: Hazardous Waste Management Units:**

A new paragraph is inserted prior to the current first paragraph on page 1 to read: "In order to comply with Order No. 2(a) of the DFFOs, the two surface impoundments (formerly Pit 1 and Pit 2) have been closed by decontamination and removal on March 7, 2019." These two surface impoundments will be listed in Table 1, with a footnote designating that the report of investigating the impoundments is presented as an Attachment. Scale drawings of the two pits are presented in the Figures Appendix.

**3. Page 6: Time Allowed for Closure:**

The first sentence of the first paragraph references "the schedule as outlined in Figure 2," and states the dates of activities to facilitate closure. The closure plan is amended to:

- A) Present the schedule that is referenced as Figure 2 in the section;
- B) The schedule is amended to update the timeline of all closure activities; and
- C) State that the final detailed scaled drawings discussed in modification 1 will be presented within two weeks after the date that the revised closure plan is approved by the Director of Ohio EPA.

NHO must modify the closure plan thoroughly addressing each of the above modifications and submit to Ohio EPA within 14 days of this notice of the modified closure plan.

Compliance with the approved closure plan, including the modifications specified herein, is expected. Ohio EPA will monitor such compliance. Ohio EPA expressly reserves the right to act, pursuant to chapters 3734. and 6111. of the Ohio Revised Code, and other applicable law, to enforce such compliance and to seek appropriate remedies in the event of noncompliance with the provisions and modifications of this approved plan. Please be advised that approval of this closure plan does not release NHO from any responsibilities regarding corrective action for all releases of hazardous waste or constituents from any waste management unit, regardless of the time at which waste was placed in the unit.

You are hereby notified that this action of the director is final and may be appealed to the Environmental Review Appeals Commission pursuant to Section 3745.04 of the Ohio Revised Code. The appeal must be in writing and set forth the action complained of and the grounds upon which the appeal is based. The appeal must be filed with the Commission within 30 days after notice of the director's action. The appeal must be accompanied by a filing fee of \$70.00 (made payable to "Ohio Treasurer of State") which the Commission, in its discretion, may reduce if by affidavit you demonstrate that payment of the full amount of the fee would cause extreme

hardship. Notice of the filing of the appeal shall be filed with the director within three days of filing with the Commission. Ohio EPA requests that a copy of the appeal be served upon the Ohio Attorney General's Office, Environmental Enforcement Section. An appeal may be filed with the Environmental Review Appeals Commission at the following address:

Environmental Review Appeals Commission  
30 East Broad Street, 4th Floor  
Columbus, Ohio 43215

When closure is completed, OAC rule 3745-55-15 requires the owner or operator of a facility to submit to the director of Ohio EPA, certification by the owner or operator and an independent, registered professional engineer, that the Facility has been closed in accordance with the approved closure plan. The certification by the owner or operator shall include the statement found in OAC rule 3745-50-42(D). These certifications should be submitted to:

Ohio Environmental Protection Agency  
Division of Environmental Response and Revitalization  
P.O. Box 1049  
Columbus, Ohio 43216-1049  
Attn: Erik Hagen, ERAS

A copy should also be sent to:

Ohio Environmental Protection Agency  
Division of Environmental Response and Revitalization  
Southwest District Office  
401 East Fifth Street  
Dayton, Ohio 45402  
Attn: Randy Kirkland

If you have any questions about the modifications and Ohio EPA concurrence prior to implementing this closure plan, contact Don Vogel at 614-644-4826.

Sincerely,



Laurie A. Stevenson  
Director

cc: Erik Hagen, ERAS, DERR, CO  
Randy Kirkland, DERR, SWDO  
Katie Shipley, DERR, SWDO  
Cathy Altman, DERR, SWDO  
Don Vogel, DERR, CO  
RCRAInfo Data Entry  
Gary Davis, EEI